



# Midway Park

3728 Philips Highway  
Jacksonville, Florida 32207

## Property Highlights

- Central Jacksonville location with direct access to Philips Highway (US-1) and immediate proximity to Interstate 95
- Flexible suite configurations accommodating office, flex, laboratory, light industrial, and showroom users
- Attractive campus environment featuring mature landscaping, lakefront views, outdoor seating areas, and monument signage
- Abundant surface parking with multiple access points throughout the project for convenient tenant and visitor circulation
- Strategic infill location providing quick access to Downtown Jacksonville, San Marco, Southside, and Jacksonville’s major employment corridors

## Offering Summary

Lease Rate:	Please Inquire
Building Size:	175,000 SF
Year Built:	1989
Available SF:	2,766 - 6,071 SF
Lot Size:	15.22 Acres
Zoning:	IBP
Parking Ratio:	4.00/1,000 SF

## For More Information



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**NAI**Hallmark

**MIDWAY**  
3728 Philips

For Lease  
2,766 - 6,071 SF  
Flex Space

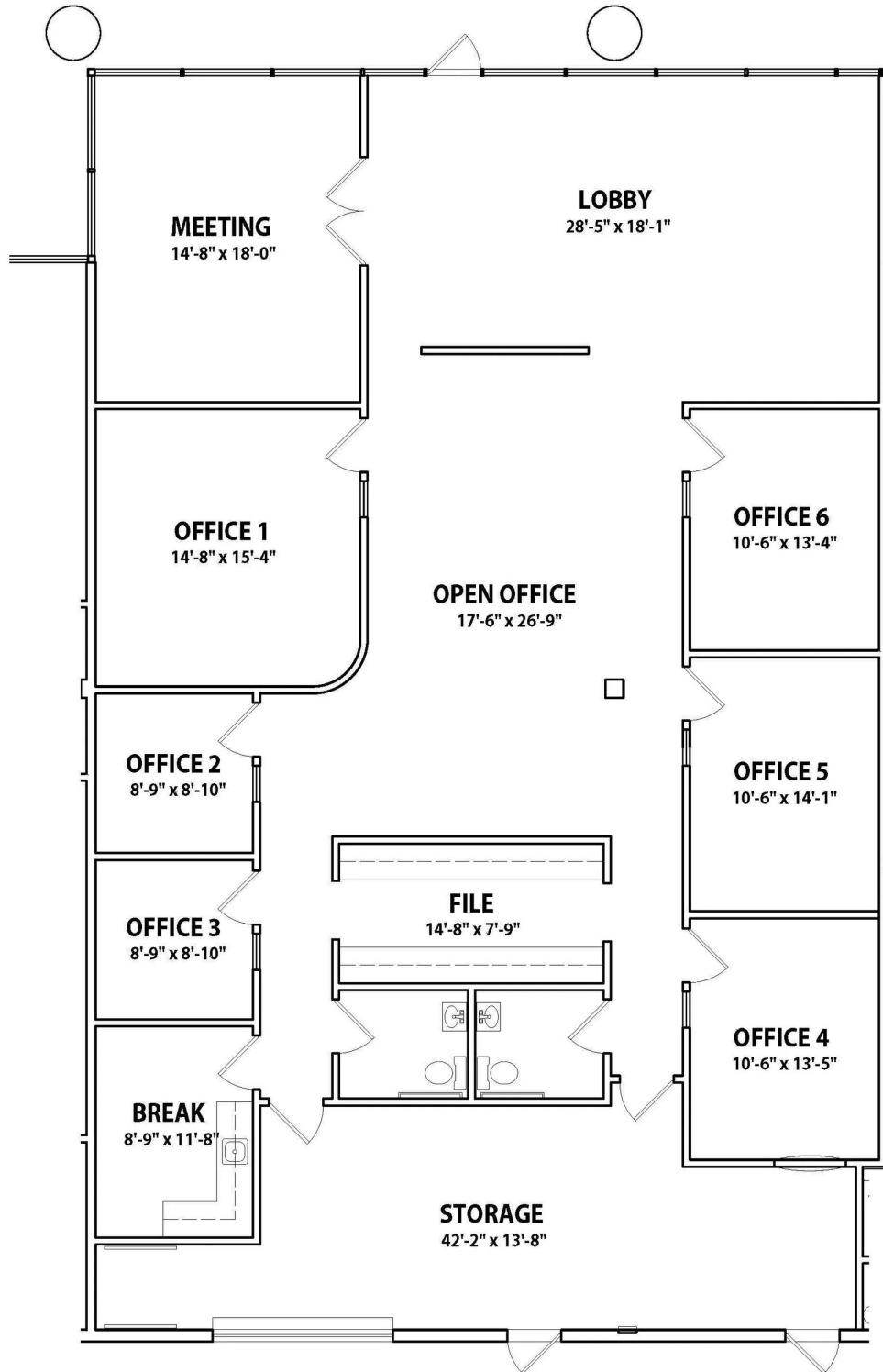




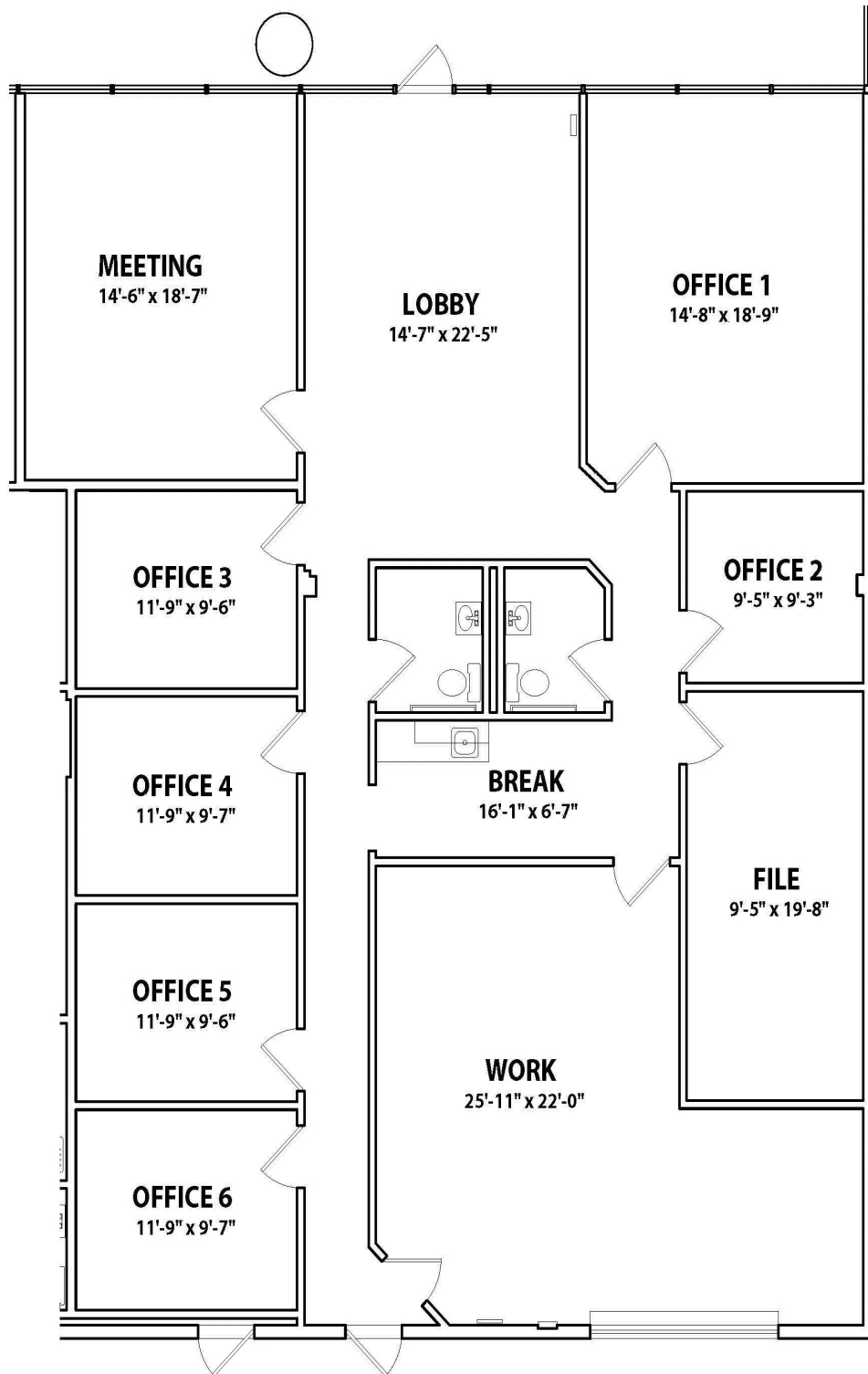


**Available Spaces**

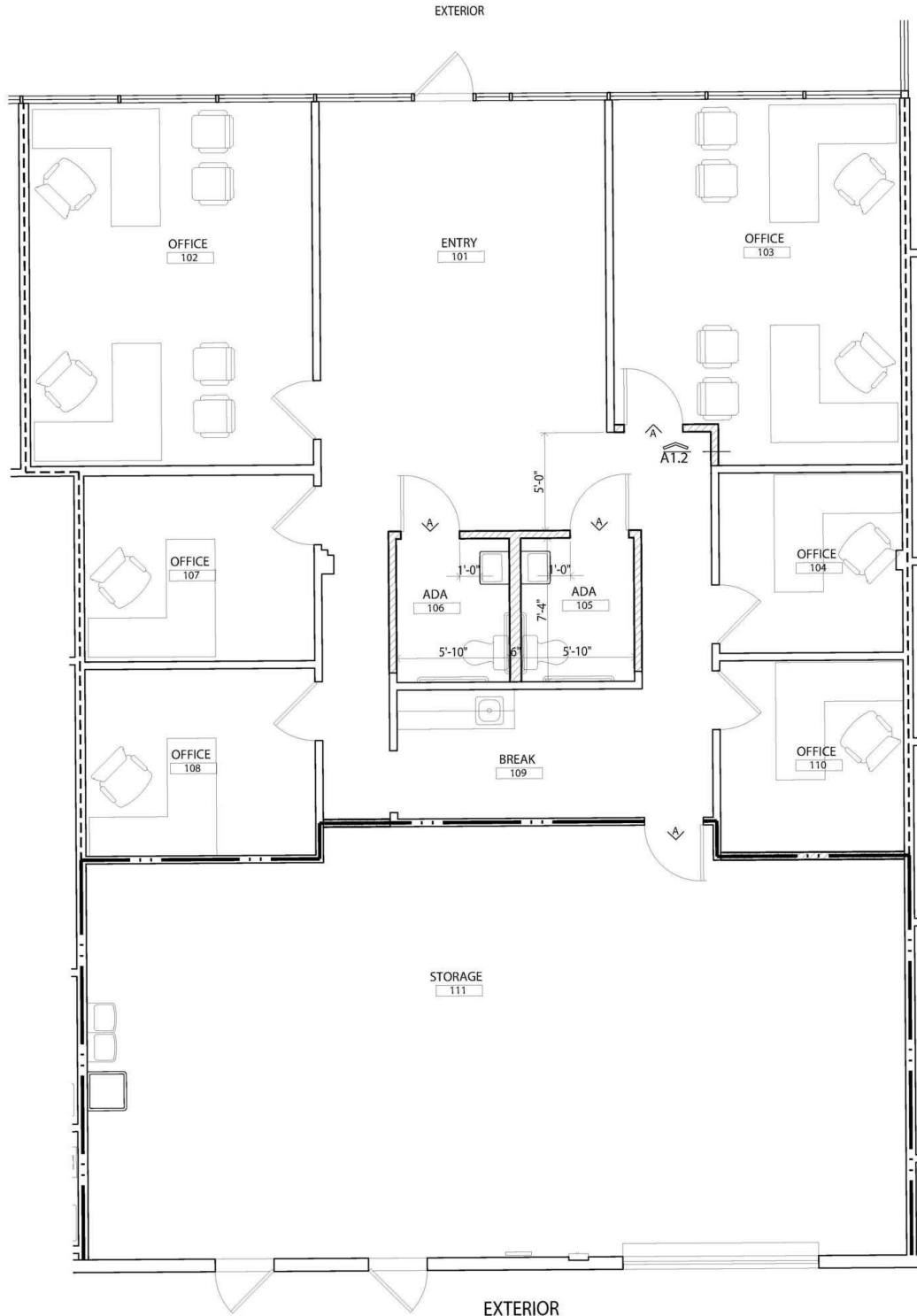
Suite	Tenant	Size	Type	Rate
South Building, 39	Available	3,305 - 6,071 SF	NNN	Negotiable
South Building, 40	Available	2,766 - 6,071 SF	NNN	Negotiable



Suite 39 - South Building - 3,305 SF

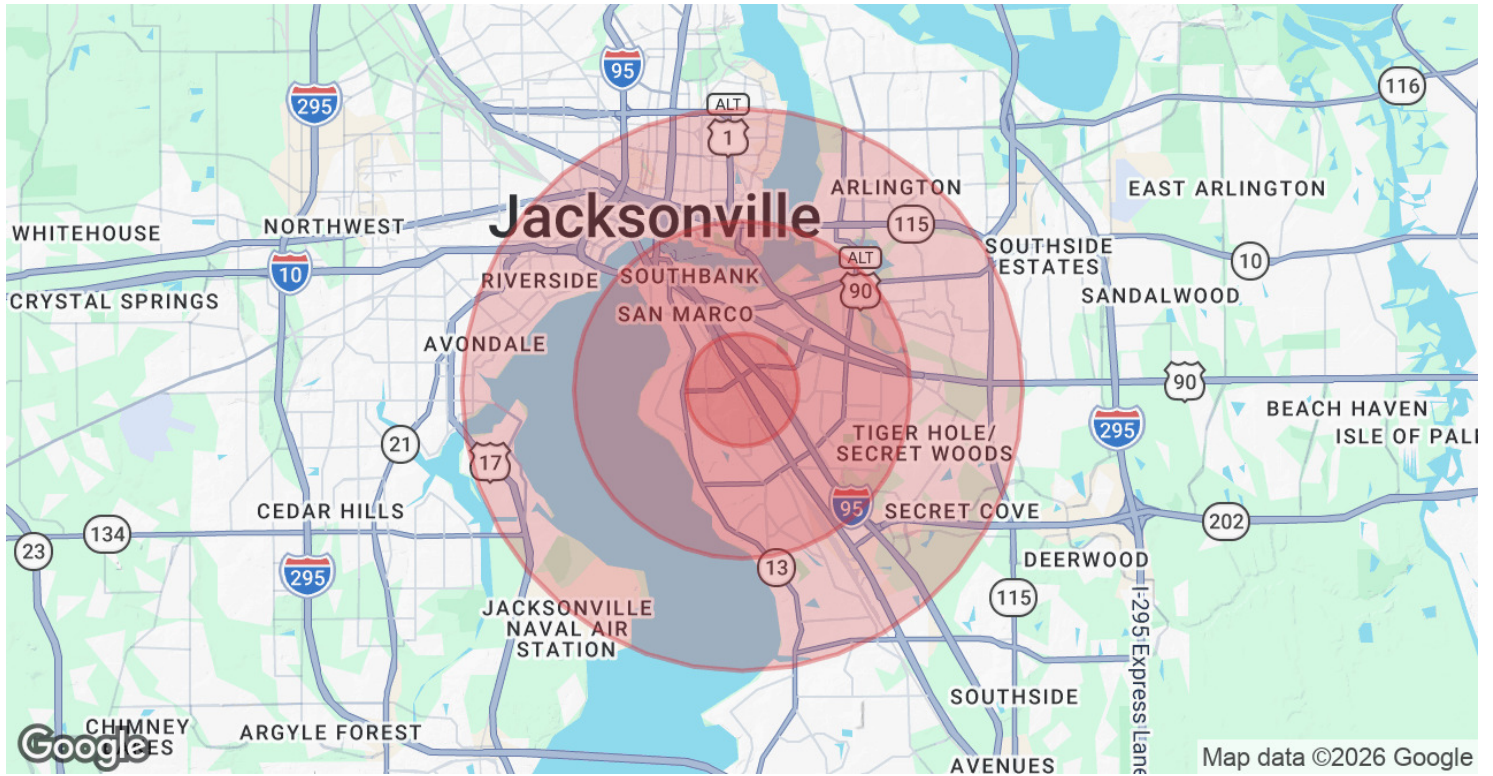


Suite 40 - South Building - 2,766 SF



Conceptual Floor Plan - Suite 40 - South Building - 2,766 SF





Population	1 Mile	3 Miles	5 Miles
Total Population	8,897	62,293	180,957
Average Age	37.1	39.9	38.2
Average Age (Male)	34.4	39.2	37.0
Average Age (Female)	38.8	41.4	39.7
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,927	27,792	78,751
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$63,269	\$97,103	\$89,575
Average House Value	\$220,848	\$344,649	\$323,041

2023 American Community Survey (ACS)